



MANAGEMENT | TRAINING | LAB SERVICES  
www.NVLLABS.com

May 20, 2015

Shimon Mizrahi  
Rainier Commons LLC  
918 S. Horton Street, Suite 1018  
Seattle, WA 98134

**Subject:** **Catch Basin Sampling**  
Aqueous and Sediment Sampling  
Rainier Commons, LLC

**Site Address:** 3100 Airport Way S, Seattle, WA

NVL Project#: 2012-494

Dear Mr. Mizrahi:

Rainier Commons, LLC retained NVL Laboratories to conduct the sampling at their Old Rainier Brewery site located at 3100 Airport Way South, Seattle, Washington and this letter has been prepared to convey the results.

NVL Labs conducted sampling on February 6<sup>th</sup>, 2015, at the request of Rainier Commons LLC. The samples were collected at roughly 11:30 AM. Moderate precipitation had occurred earlier that day (<http://www.nws.noaa.gov>). NVL Labs proceeded to open and inspect the catch basins referred to as CB1 and CB3 as well as the manhole referred to as MH6 on the attached figure (attachment A). These stormwater collection points are located west of buildings 10, 11, and 13 where work associated with the IPWP for Phase I had occurred.

At the time of the sampling, following removal of the storm drain grates, all three sampling locations were observed to have adequate water for sampling. None of the locations were found to have adequate sediment for sampling. Accordingly, aqueous samples were collected from all three locations and no sediment samples were collected. Photos of the exposed catch basins and manhole were taken to document their condition. (See Attachment B)

Sampling Location	Water Present?	Aqueous Sample Collected?	Sediment Present?	Sediment Sample Collected?
Catch Basin 1	Yes	Yes	No	No
Catch Basin 3	Yes	Yes	No	No
Man Hole 6	Yes	Yes	No	No

Samples were collected as per the Condition 6: Catch Basin Sampling Plan for IPWP1.

The samples were transported to Fremont Analytical Laboratories under a chain-of-custody protocol before being analyzed for PCBs by EPA Method 8082.

Attached to this letter is a copy of the laboratory report dated February 15<sup>th</sup>, 2015, and the site plan that shows the sample locations. (Attachments C and A)

Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)  
4708 Aurora Avenue North | Seattle, WA 98103-6516

**RCLLC 0004848**

### Aqueous Sample Results:

Laboratory analysis of the aqueous sample from CB1 found a total PCB concentration of 0.698 micrograms per liter (ug/L.). Analysis of the aqueous sample from CB3 found total PCB concentrations of 0.159 ug/L. Laboratory analysis of the aqueous sample from MH6 found the sample to be Non-Detect for PCB Arochors. The aqueous samples from CB1 and CB3 were found to have PCB concentrations above the aqueous screening limit of 0.1 ug/L for total PCB Arochors.

Sampling Location	Aqueous PCB Screening Limit (Total Arochors)	Sample Result	Result Above Screening Limit?
Catch Basin 1	.1 ug/L	0.698 ug/L	YES
Catch Basin 3	.1 ug/L	0.159 ug/L	YES
Manhole 6	.1 ug/L	ND	NO

ND = Non-Detect

Prepared By



Marcus Gladden  
Industrial Hygienist  
NVL Laboratories

Reviewed By



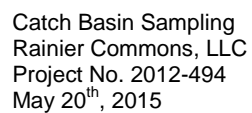
Munaf Khan  
Project Manager  
Laboratory Director / President

### Attachments:

A: Site Map with Sample Locations

B: Site Observation Photos

C: Laboratory Testing Report, Fremont Analytical Labs Batch No. 1502085



## Attachment B: Site Observation Photos



**Catch Basin 1**  
Adequate water for sampling was found in catch basin 1. Sediment levels were found to be inadequate for sampling.



**Catch Basin 3**  
Adequate water for sampling was found in catch basin 1. Sediment levels were found to be inadequate for sampling. The disposable sampling cup and telescoping wand used for sampling are seen here.



**Manhole 6**  
Inadequate sediment for sampling was found in manhole 6. Adequate water was present and an aqueous sample was collected here.



# Attachment C: Laboratory Testing Report, Fremont Analytical Labs Batch No. 1502085



3600 Fremont Ave. N.  
Seattle, WA 98103  
T: (206) 352-3790  
F: (206) 352-7178  
[info@fremontanalytical.com](mailto:info@fremontanalytical.com)

**NVL Labs, Inc.**  
Marcus Gladden  
4708 Aurora Ave. N.  
Seattle, WA 98103

**RE: Rainier Commons**  
**Lab ID: 1502085**

February 13, 2015

**Attention Marcus Gladden:**

Fremont Analytical, Inc. received 3 sample(s) on 2/6/2015 for the analyses presented in the following report.

***Polychlorinated Biphenyls (PCB) by EPA 8082***

This report consists of the following:

- Case Narrative
- Analytical Results
- Applicable Quality Control Summary Reports
- Chain of Custody

All analyses were performed consistent with the Quality Assurance program of Fremont Analytical, Inc. Please contact the laboratory if you should have any questions about the results.

Thank you for using Fremont Analytical.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Ridgeway".

Mike Ridgeway  
President



Date: 02/13/2015

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**CLIENT:** NVL Labs, Inc.  
**Project:** Rainier Commons  
**Lab Order:** 1502085

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## Work Order Sample Summary

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Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
1502085-001	2615-CB1	02/06/2015 11:00 AM	02/06/2015 2:10 PM
1502085-002	2615-CB3	02/06/2015 11:00 AM	02/06/2015 2:10 PM
1502085-003	2615-MH6	02/06/2015 11:00 AM	02/06/2015 2:10 PM

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Note: If no "Time Collected" is supplied, a default of 12:00AM is assigned

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**CLIENT:** NVL Labs, Inc.  
**Project:** Rainier Commons

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**I. SAMPLE RECEIPT:**

Samples receipt information is recorded on the attached Sample Receipt Checklist.

**II. GENERAL REPORTING COMMENTS:**

Results are reported on a wet weight basis unless dry-weight correction is denoted in the units field on the analytical report ("mg/kg-dry" or "ug/kg-dry").

Matrix Spike (MS) and MS Duplicate (MSD) samples are tested from an analytical batch of "like" matrix to check for possible matrix effect. The MS and MSD will provide site specific matrix data only for those samples which are spiked by the laboratory. The sample chosen for spike purposes may or may not have been a sample submitted in this sample delivery group. The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples and the MS/MSD to ensure method criteria are achieved throughout the entire analytical process.

**III. ANALYSES AND EXCEPTIONS:**

Exceptions associated with this report will be footnoted in the analytical results page(s) or the quality control summary page(s) and/or noted below.

Prep Comments for METHOD (PREP-PCB-W-LL), SAMPLE (1502085-001A) required Sulfur Cleanup Procedure (Using Method No 3660B).

Prep Comments for METHOD (PREP-PCB-W-LL), SAMPLE (1502085-002A) required Sulfur Cleanup Procedure (Using Method No 3660B).

Prep Comments for METHOD (PREP-PCB-W-LL), SAMPLE (1502085-003A) required Sulfur Cleanup Procedure (Using Method No 3660B).

Prep Comments for METHOD (PREP-PCB-W-LL), SAMPLE (1502085-003A) required Acid Cleanup Procedure (Using Method No 3665A).

Prep Comments for METHOD (PREP-PCB-W-LL), SAMPLE (1502085-002A) required Acid Cleanup Procedure (Using Method No 3665A).

Prep Comments for METHOD (PREP-PCB-W-LL), SAMPLE (1502085-001A) required Acid Cleanup Procedure (Using Method No 3665A).



# Analytical Report

WO#: 1502085

Date Reported: 2/13/2015

Client: NVL Labs, Inc.

Collection Date: 2/6/2015 11:00:00 AM

Project: Rainier Commons

Lab ID: 1502085-001

Matrix: Water

Client Sample ID: 2615-CB1

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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**Polychlorinated Biphenyls (PCB) by EPA 8082**

Batch ID: 10012

Analyst: NG

Aroclor 1016	ND	0.0200		µg/L	1	2/13/2015 12:39:00 PM
Aroclor 1221	ND	0.0200		µg/L	1	2/13/2015 12:39:00 PM
Aroclor 1232	ND	0.0200		µg/L	1	2/13/2015 12:39:00 PM
Aroclor 1242	ND	0.0200		µg/L	1	2/13/2015 12:39:00 PM
Aroclor 1248	ND	0.0200		µg/L	1	2/13/2015 12:39:00 PM
Aroclor 1254	0.698	0.0200		µg/L	1	2/13/2015 12:39:00 PM
Aroclor 1260	ND	0.0200		µg/L	1	2/13/2015 12:39:00 PM
Aroclor 1262	ND	0.0200		µg/L	1	2/13/2015 12:39:00 PM
Aroclor 1268	ND	0.0200		µg/L	1	2/13/2015 12:39:00 PM
Total PCBs	0.698	0.0200		µg/L	1	2/13/2015 12:39:00 PM
Surr: Decachlorobiphenyl	77.0	55.5-141		%REC	1	2/13/2015 12:39:00 PM
Surr: Tetrachloro-m-xylene	73.2	27.9-119		%REC	1	2/13/2015 12:39:00 PM

Qualifiers: B Analyte detected in the associated Method Blank

E Value above quantitation range

J Analyte detected below quantitation limits

RL Reporting Limit

D Dilution was required

H Holding times for preparation or analysis exceeded

ND Not detected at the Reporting Limit

S Spike recovery outside accepted recovery limits



# Analytical Report

WO#: 1502085

Date Reported: 2/13/2015

Client: NVL Labs, Inc.

Collection Date: 2/6/2015 11:00:00 AM

Project: Rainier Commons

Lab ID: 1502085-002

Matrix: Water

Client Sample ID: 2615-CB3

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<b>Polychlorinated Biphenyls (PCB) by EPA 8082</b>				Batch ID: 10012	Analyst: NG	
Aroclor 1016	ND	0.0200		µg/L	1	2/13/2015 12:59:00 PM
Aroclor 1221	ND	0.0200		µg/L	1	2/13/2015 12:59:00 PM
Aroclor 1232	ND	0.0200		µg/L	1	2/13/2015 12:59:00 PM
Aroclor 1242	ND	0.0200		µg/L	1	2/13/2015 12:59:00 PM
Aroclor 1248	ND	0.0200		µg/L	1	2/13/2015 12:59:00 PM
Aroclor 1254	0.159	0.0200		µg/L	1	2/13/2015 12:59:00 PM
Aroclor 1260	ND	0.0200		µg/L	1	2/13/2015 12:59:00 PM
Aroclor 1262	ND	0.0200		µg/L	1	2/13/2015 12:59:00 PM
Aroclor 1268	ND	0.0200		µg/L	1	2/13/2015 12:59:00 PM
Total PCBs	0.159	0.0200		µg/L	1	2/13/2015 12:59:00 PM
Surr: Decachlorobiphenyl	76.1	55.5-141		%REC	1	2/13/2015 12:59:00 PM
Surr: Tetrachloro-m-xylene	72.8	27.9-119		%REC	1	2/13/2015 12:59:00 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	D	Dilution was required
	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
	J	Analyte detected below quantitation limits	ND	Not detected at the Reporting Limit
	RL	Reporting Limit	S	Spike recovery outside accepted recovery limits



# Analytical Report

WO#: 1502085

Date Reported: 2/13/2015

Client: NVL Labs, Inc.

Collection Date: 2/6/2015 11:00:00 AM

Project: Rainier Commons

Lab ID: 1502085-003

Matrix: Water

Client Sample ID: 2615-MH6

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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**Polychlorinated Biphenyls (PCB) by EPA 8082**

Batch ID: 10012

Analyst: NG

Aroclor 1016	ND	0.0200		µg/L	1	2/12/2015 4:00:00 PM
Aroclor 1221	ND	0.0200		µg/L	1	2/12/2015 4:00:00 PM
Aroclor 1232	ND	0.0200		µg/L	1	2/12/2015 4:00:00 PM
Aroclor 1242	ND	0.0200		µg/L	1	2/12/2015 4:00:00 PM
Aroclor 1248	ND	0.0200		µg/L	1	2/12/2015 4:00:00 PM
Aroclor 1254	ND	0.0200		µg/L	1	2/12/2015 4:00:00 PM
Aroclor 1260	ND	0.0200		µg/L	1	2/12/2015 4:00:00 PM
Aroclor 1262	ND	0.0200		µg/L	1	2/12/2015 4:00:00 PM
Aroclor 1268	ND	0.0200		µg/L	1	2/12/2015 4:00:00 PM
Total PCBs	ND	0.0200		µg/L	1	2/12/2015 4:00:00 PM
Surr: Decachlorobiphenyl	78.8	55.5-141		%REC	1	2/12/2015 4:00:00 PM
Surr: Tetrachloro-m-xylene	74.3	27.9-119		%REC	1	2/12/2015 4:00:00 PM

<b>Qualifiers:</b>	B	Analyte detected in the associated Method Blank	D	Dilution was required
	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
	J	Analyte detected below quantitation limits	ND	Not detected at the Reporting Limit
	RL	Reporting Limit	S	Spike recovery outside accepted recovery limits



Date: 2/13/2015

Work Order: 1502085  
CLIENT: NVL Labs, Inc.  
Project: Rainier Commons

**QC SUMMARY REPORT**  
**Polychlorinated Biphenyls (PCB) by EPA 8082**

Sample ID	MB-10012	SampType:	MBLK	Units:	µg/L	Prep Date:	2/11/2015	RunNo:	20691		
Client ID:	MBLKW	Batch ID:	10012	Analysis Date:				2/12/2015	SeqNo:	393106	
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	ND	0.0200									
Aroclor 1221	ND	0.0200									
Aroclor 1232	ND	0.0200									
Aroclor 1242	ND	0.0200									
Aroclor 1248	ND	0.0200									
Aroclor 1254	ND	0.0200									
Aroclor 1260	ND	0.0200									
Aroclor 1262	ND	0.0200									
Aroclor 1268	ND	0.0200									
Total PCBs	ND	0.0200									
Surr: Decachlorobiphenyl	192		200.0		96.2	55.5	141				
Surr: Tetrachloro-m-xylene	157		200.0		78.3	27.9	119				

Sample ID	LCS1-10012	SampType:	LCS	Units:	µg/L	Prep Date:	2/11/2015	RunNo:	20691		
Client ID:	LCSW	Batch ID:	10012	Analysis Date:				2/12/2015	SeqNo:	393107	
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	0.762	0.0200	1.000	0	76.2	38.2	129				
Aroclor 1260	0.784	0.0200	1.000	0	78.4	64.1	121				
Surr: Decachlorobiphenyl	193		200.0		96.3	55.5	141				
Surr: Tetrachloro-m-xylene	147		200.0		73.6	27.9	119				

Sample ID	LCS2-10012	SampType:	LCS	Units:	µg/L	Prep Date:	2/11/2015	RunNo:	20691		
Client ID:	LCSW	Batch ID:	10012	Analysis Date:				2/12/2015	SeqNo:	393108	
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1248	0.796	0.0200	1.000	0	79.6	70	120				
Surr: Decachlorobiphenyl	192		200.0		95.8	55.5	141				

**Qualifiers:** B Analyte detected in the associated Method Blank D Dilution was required E Value above quantitation range  
H Holding times for preparation or analysis exceeded J Analyte detected below quantitation limits ND Not detected at the Reporting Limit  
R RPD outside accepted recovery limits RL Reporting Limit S Spike recovery outside accepted recovery limits



Date: 2/13/2015

Work Order: 1502085  
CLIENT: NVL Labs, Inc.  
Project: Rainier Commons

**QC SUMMARY REPORT**  
**Polychlorinated Biphenyls (PCB) by EPA 8082**

Sample ID	LCS2-10012	SampType:	LCS	Units:	µg/L	Prep Date:	2/11/2015	RunNo:	20691		
Client ID:	LCSW	Batch ID:	10012			Analysis Date:	2/12/2015	SeqNo:	393108		
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: Tetrachloro-m-xylene	120		200.0		59.8	27.9	119				

Sample ID	1502085-002AMS	SampType:	MS	Units:	µg/L	Prep Date:	2/11/2015	RunNo:	20691		
Client ID:	2615-CB3	Batch ID:	10012			Analysis Date:	2/12/2015	SeqNo:	393112		
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1016	0.708	0.0200	1.000	0	70.8	65	135				
Aroclor 1260	0.750	0.0200	1.000	0	75.0	50.8	129				
Surr: Decachlorobiphenyl	144		200.0		72.0	55.5	141				
Surr: Tetrachloro-m-xylene	134		200.0		66.9	27.9	119				

Sample ID	CCV 1254-A-10012	SampType:	CCV	Units:	µg/L	Prep Date:	2/13/2015	RunNo:	20691		
Client ID:	CCV	Batch ID:	10012			Analysis Date:	2/13/2015	SeqNo:	393336		
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Aroclor 1254	2.06	0.0100	2.000	0	103	80	120				
Surr: Decachlorobiphenyl	396		400.0		98.9	55.2	147				
Surr: Tetrachloro-m-xylene	399		400.0		99.6	66.3	137				

<b>Qualifiers:</b>	B	Analyte detected in the associated Method Blank	D	Dilution was required	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits	ND	Not detected at the Reporting Limit
	R	RPD outside accepted recovery limits	RL	Reporting Limit	S	Spike recovery outside accepted recovery limits



## Sample Log-In Check List

Client Name: **NVL**  
Logged by: **Chelsea Ward**

Work Order Number: **1502085**  
Date Received: **2/6/2015 2:10:00 PM**

### Chain of Custody

1. Is Chain of Custody complete? Yes ☒ No ☐ Not Present ☐  
2. How was the sample delivered? Client

### Log In

3. Coolers are present? Yes ☒ No ☐ NA ☐  
4. Shipping container/cooler in good condition? Yes ☒ No ☐  
5. Custody seals intact on shipping container/cooler? Yes ☐ No ☐ Not Required ☒  
6. Was an attempt made to cool the samples? Yes ☒ No ☐ NA ☐  
7. Were all coolers received at a temperature of  $>0^{\circ}\text{C}$  to  $10.0^{\circ}\text{C}$ ? Yes ☐ No ☒ NA ☐

### Samples received straight from field.

8. Sample(s) in proper container(s)? Yes ☒ No ☐  
9. Sufficient sample volume for indicated test(s)? Yes ☒ No ☐  
10. Are samples properly preserved? Yes ☒ No ☐  
11. Was preservative added to bottles? Yes ☐ No ☒ NA ☐  
12. Is the headspace in the VOA vials? Yes ☐ No ☐ NA ☒  
13. Did all samples containers arrive in good condition(unbroken)? Yes ☒ No ☐  
14. Does paperwork match bottle labels? Yes ☒ No ☐  
15. Are matrices correctly identified on Chain of Custody? Yes ☒ No ☐  
16. Is it clear what analyses were requested? Yes ☒ No ☐  
17. Were all holding times able to be met? Yes ☒ No ☐

### Special Handling (if applicable)

18. Was client notified of all discrepancies with this order? Yes ☐ No ☐ NA ☒

Person Notified:  Date:   
By Whom:  Via: ☐ eMail ☐ Phone ☐ Fax ☐ In Person  
Regarding:   
Client Instructions:

19. Additional remarks:

Samples checked in for PCB-Low Level due to reporting limit request on COC

### Item Information

Item #	Temp $^{\circ}\text{C}$	Condition
Cooler	12.3	
Sample	11.4	



# Fremont

Analytical

3600 Fremont Ave N.  
Seattle, WA 98103

Tel: 206-352-3790  
Fax: 206-352-7178

Date: 2/6/15

## Chain of Custody Record

Laboratory Project No (Internal): 1502085

Page: 1 of: 1

Client: NVL LABS  
Address: 4708 AURORA AVE N  
City, State, Zip: SEATTLE, WA, 98103  
Tel: 206-805-6412

Project Name: RAINIER COMMONS  
Location: 3100 AIRPORT WAY S SEATTLE, WA, 98134  
Collected by: MARUS GUDDEN

Reports To (PM):

Fax:

Email:

Project No:

Sample Name	Sample Date	Sample Time	Sample Type (Matrix)	VOC (EPA 8260)	SVOC (EPA 8260)	BTEX (EPA 8260)	Gasoline Range Organics	Hydrocarbon Identification (HID)	Diesel/Heavy Oil Range Organics	SEM VOC (EPA 8270)	PAH (EPA 8270)	PCBs (EPA 8280)	CI Pesticides (EPA 8211)	CI Herbicides (EPA 8211)	Metals* (6020 / 200.8)	Total (T) / Dissolved (D)	Anions (IC)**	Comments/Depth
1 2615 - CB1	2/6/15	11:00	H <sub>2</sub> O															2x1L BOTTLES
2 2615 - CB3	2/6/15	11:00	H <sub>2</sub> O															2x1L BOTTLES
3 2615 - MH6	2/6/15	11:00	H <sub>2</sub> O															2x1L BOTTLES
4																		
5																		
6																		RL of
7																		0.05 ug/L NEEDED
8																		
9																		
10																		

\*Metals Analysis (Circle): MTCA-5 RCRA-8 Priority Pollutants TAL Individual: Ag Al As B Ba Be Ca Cd Co Cr Cu Fe Hg K Mg Mn Mo Na Ni Pb Sb Se Sr Sh Ti Tl U V Zn

\*\*Anions (Circle): Nitrate Nitrite Chloride Sulfate Bromide O-Phosphate Fluoride Nitrate+Nitrite

Sample Disposal: ☐ Return to Client ☒ Disposal by Lab (A fee may be assessed if samples are retained after 30 days.)

Relinquished: [Signature] Date/Time: 2/6/15 15:10

Received: [Signature] Date/Time: 02/06/15 15:10

Special Remarks: REPORTING LIMIT of 0.05 ug/L NEEDED

TAT --> Next Day 2 Day 3 Day STD